



CITY OF CHARLESTON

TECHNICAL REVIEW COMMITTEE (TRC)

Site Plans and Subdivisions

RESULTS

6/4/2015

SITE PLANS, PRELIMINARY SUBDIVISION PLATS, ROAD CONSTRUCTION PLANS AND PHASING PLANS

A meeting of the City of Charleston Technical Review Committee was held at 9:00 a.m. on the above date in the Planning Library, 3rd Floor, 75 Calhoun St. The following applications were reviewed:

1 DANIEL ISLAND, PARCEL J, PHS. 2 (ROADS)

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION

Address: ISLAND PARK DRIVE

Location: DANIEL ISLAND

TMS#: 2750000112

Acres: 0.7

Lots (for subdiv): 2

Units (multi-fam./Concept Plans): 6

Zoning: DI-GO

☒ new BP approval tracking

City Project ID #: 150310-Island ParkDr-3

City Project ID Name: TRC_RC:DaniellIslandParcelJPhs2[Roads]

Submittal Review #: 2ND REVIEW - SUBDIV

Board Approval Required: PC, BZA-SD

Owner: DANIEL ISLAND ASSOCIATES

Applicant: THOMAS AND HUTTON ENGINEERING CO. 843-725-5229

Contact: TONY WOODY woody.t@thomasandhutton.com

Misc notes: Road Construction plans to subdivide parcel into 6 lots with a public street (extend previously PC approved street).

RESULTS: Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Engineering for stamping.

2 BERESFORD HALL CP OFFICE BUILDING

SITE PLAN

Project Classification: INTERMEDIATE DEVELOPMENT

Address: 2042 WAMBRAW CREEK DRIVE

Location: CAINHOY

TMS#: 2710403012

Acres: 1.181

Lots (for subdiv): 1

Units (multi-fam./Concept Plans): -

Zoning: PUD

☒ new BP approval tracking

City Project ID #: 150309-2042Wambaw CreekRd-1

City Project ID Name: TRC_SP:BeresfordHallCommerceParkOfficeBuilding

Submittal Review #: COMBINED, 1ST REVIEW

Board Approval Required: DRB

Owner: MASTER HOME BUILDERS, LLC

Applicant: C3 SPECIALTY SERVICES GROUP, LLC 843-297-5922

Contact: W. SHAWN CANTEY shawn.cantey@c3ssg.com

Misc notes: Site plan for a new office/flex building.

RESULTS: Applicant - no show.

3 WESTWOOD PLAZA

SITE PLAN

Project Classification: MAJOR DEVELOPMENT

Address: 1812 SAM RITTENBERG BOULEVARD

Location: WEST ASHLEY

TMS#: 3511000001

Acres: 17.15

Lots (for subdiv): 1

Units (multi-fam./Concept Plans): -

Zoning: GB

☒ new BP approval tracking

City Project ID #: 150204-1812Sam RittenbergBlvd-1

City Project ID Name: TRC_SP:WestwoodPlaza[Food store]

Submittal Review #: FINAL, 1ST REVIEW

Board Approval Required: DRB

Owner: KIMCO CHARLESTON 631, INC.

Applicant: BLUEWATER CIVIL DESIGN, LLC 864-735-5453

Contact: LYNN SOLESBEE lynn@bluewatercivil.com

Misc notes: Construction plans for a development of a portion of the existing Westwood Plaza development for a food store.

RESULTS: Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

#4 FORREST DRIVE (PLAT)**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MINOR SUBDIVISION

Address: CLEMENTS FERRY ROAD

Location: CAINHOY

TMS#: 2710002114 & 115

Acres: 35.62

Lots (for subdiv): 1

Units (multi-fam./Concept Plans): -

Zoning: GP

Misc notes: Revised Preliminary Plat for Forrest Drive.

☒ new BP approval tracking

City Project ID #: 150518-ForrestDr-1

City Project ID Name: TRC_PP:ForrestDrive[Plat]

Submittal Review #: 1ST REVIEW - SUBDIV

Board Approval Required: PC

Owner: RYLAND HOMES

Applicant: STANTEC

Contact: JOSHUA LILLY

843-740-6332

josh.lilly@stantec.com

RESULTS: Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

#5 FORREST DRIVE (ROAD)**ROAD CONSTRUCTION PLANS**

Project Classification: MINOR SUBDIVISION

Address: CLEMENTS FERRY ROAD

Location: CAINHOY

TMS#: 2710002114 & 115

Acres: 35.62

Lots (for subdiv): 1

Units (multi-fam./Concept Plans): -

Zoning: GP

Misc notes: Road construction plans for Forrest Drive.

☒ new BP approval tracking

City Project ID #: 150518-ForrestDr-2

City Project ID Name: TRC_RC:ForrestDrive[Roads]

Submittal Review #: 1ST REVIEW - SUBDIV

Board Approval Required: PC

Owner: RYLAND HOMES

Applicant: STANTEC

Contact: JOSHUA LILLY

843-740-6332

josh.lilly@stantec.com

RESULTS: Revise and resubmit to TRC.

#6 GOVERNOR'S CAY BRIDGE**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

Address: CLEMENTS FERRY ROAD

Location: CAINHOY

TMS#: 2710002114 & 115

Acres: 35.62

Lots (for subdiv): ROW

Units (multi-fam./Concept Plans): -

Zoning: PUD (GOVERNOR'S CAY)

Misc notes: Construction plans for a new public right-of-way and bridge to access an island approved for SF homes.

☒ new BP approval tracking

City Project ID #: 150331-ForrestDr-1

City Project ID Name: TRC_RC:Governor'sCayBridge

Submittal Review #: 2ND REVIEW - SUBDIV

Board Approval Required: PC

Owner: RYLAND HOMES

Applicant: STANTEC

Contact: JOSHUA LILLY

843-375-5559

josh.lilly@stantec.com

RESULTS: Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Engineering for stamping.

#7 80 CALHOUN STREET**SITE PLAN**

Project Classification: MAJOR DEVELOPMENT

Address: 80 CALHOUN STREET

Location: PENINSULA

TMS#: 4591303054

Acres: 0.17

Lots (for subdiv): 1

Units (multi-fam./Concept Plans): -

Zoning: GB

Misc notes: Construction of an office and retail building with parking underneath.

☒ new BP approval tracking

City Project ID #: 131202-80CalhounSt-1

City Project ID Name: TRC_SP:80CalhounSt

Submittal Review #: FINAL, 1ST REVIEW

Board Approval Required: BAR, BZA-Z

Owner: 80 CALHOUN, LLC

Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC.

Contact: WILLIAM O'NEAL

843-884-1667

woneal@seamonwhiteside.com

RESULTS: Revise and resubmit to TRC.

#8 HENDRICK HONDA OF CHARLESTON**SITE PLAN**

Project Classification: MAJOR DEVELOPMENT

Address: 1539 SAVANNAH HIGHWAY

Location: WEST ASHLEY

TMS#: 3490100021, 027 & 057

Acres: 13.71

Lots (for subdiv): 1

Units (multi-fam./Concept Plans): -

Zoning: GB

☒ new BP approval tracking

City Project ID #: 150421-1539SavannahHwy-1

City Project ID Name: TRC_SP:HendrickHondaOfCharleston

Submittal Review #: FINAL, 1ST REVIEW

Board Approval Required: DRB

Owner: HENDRICK AUTOMOTIVE GROUP

Applicant: EMH&T

704-353-9949

Contact: JEREMY ICARD

jicard@emht.com

Misc notes: Site plans for a new car dealership building and associated site improvements.**RESULTS:** Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

#9 MAYBANK ASSISTED LIVING**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MINOR SUBDIVISION

Address: STANDARD WAY

Location: JAMES ISLAND

TMS#: 4240000001

Acres: 3.111

Lots (for subdiv): 2

Units (multi-fam./Concept Plans): -

Zoning: GP

☒ new BP approval tracking

City Project ID #: 150518-MaybankHwy-1

City Project ID Name: TRC_PP:MaybankAssistedLiving[2lots]

Submittal Review #: 1ST REVIEW - SUBDIV

Board Approval Required:

Owner: JLW MAYBNAK II, LLC

Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC.

843-884-1667

Contact: ANDY WONG

awong@seamonwhiteside.com

Misc notes: Preliminary subdivision plat of Maybank GP tract.**RESULTS:** Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

#10 3130 MAYBANK SPECIALTY SHOPPES**SITE PLAN**

Project Classification: INTERMEDIATE DEVELOPMENT

Address: 3130 MAYBANK HIGHWAY

Location: JOHNS ISLAND

TMS#: 3130000022 & 325

Acres: 0.616

Lots (for subdiv): 1

Units (multi-fam./Concept Plans): -

Zoning: GB

☐ new BP approval tracking

City Project ID #: 150113-MaybankHwy-1

City Project ID Name: TRC_SP:3130MaybankSpecialtyShoppes

Submittal Review #: FINAL, 1ST REVIEW

Board Approval Required: DRB

Owner: CAROLINA RESORT PROPERTIES, LLC

Applicant: EARTHSOURCE ENGINEERING

843-881-0525

Contact: KEVIN BERRY

berryk@earthsourceeng.com

Misc notes: Construction plans for retail development.**RESULTS:** Revise and resubmit to TRC.

#11 REVELLE ON THE ASHLEY (PLAT)**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

Address: ARCADIAN WAY

Location: WEST ASHLEY

TMS#: 4181500017 & 039

Acres: 1.448

Lots (for subdiv): 4

Units (multi-fam./Concept Plans): 4

Zoning: SR-1

☒ new BP approval tracking

City Project ID #: 150223-ArcadianWay-1

City Project ID Name: TRC_PP:ReveilleOnTheAshley[Plat]

Submittal Review #: 2ND REVIEW - SUBDIV

Board Approval Required: PC, BZA-Z, BZA-SD

Owner: GARY LEMEL

Applicant: LOWCOUNTRY LAND DEVELOPMENT
CONSULTANTS

843-266-3996

Contact: KEVIN J. COFFEY

kevin@lowcountryldc.com

Misc notes: Preliminary plat for a 4 lot infill development on the marshes of the Ashley River.**RESULTS:** Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

12 REVELLE ON THE ASHLEY (ROADS)**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

Address: ARCADIAN WAY

Location: WEST ASHLEY

TMS#: 4181500017 & 039

Acres: 1.778

Lots (for subdiv): 4

Units (multi-fam./Concept Plans): 4

Zoning: SR-1

Misc notes: Road Construction plans for a 4 lot infill development on the marshes of the Ashley River.

☒ new BP approval tracking

City Project ID #: 150302-ArcadianWay-1

City Project ID Name: TRC_RC:ReveilleOnTheAshley[Roads]

Submittal Review #: 2ND REVIEW - SUBDIV

Board Approval Required: PC, BZA-Z, BZA-SD

Owner: GARY LEMEL

Applicant: LOWCOUNTRY LAND DEVELOPMENT
CONSULTANTS

843-266-3996

Contact: KEVIN J. COFFEY

kevin@lowcountryldc.com

RESULTS: Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Engineering for stamping.

13 THERESA DRIVE APARTMENTS**SITE PLAN**

Project Classification: INTERMEDIATE DEVELOPMENT

Address: MERITAGE LANE

Location: JAMES ISLAND

TMS#: 4241000081

Acres: 2.081

Lots (for subdiv): 1

Units (multi-fam./Concept Plans): 27

Zoning: DR-1

Misc notes: Site plan for 27 unit apartment development and associated improvements.

☒ new BP approval tracking

City Project ID #: 150326-TheresaDr-1

City Project ID Name: TRC_SP:TheresaDriveApartments

Submittal Review #: FINAL, 2ND REVIEW

Board Approval Required: DRB, BZA-SD

Owner: THERESA DRIVE DEVELOPMENT, LLC

Applicant: LOWCOUNTRY LAND DEVELOPMENT
CONSULTING

843-266-3996

Contact: DAVID BLANCHARD

dblanchard@lowcountryldc.com

RESULTS: Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

14 FAIRCHILD STREET SUBDIVISION**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MINOR SUBDIVISION

Address: 215 BENEFITFOCUS WAY

Location: DANIEL ISLAND

TMS#: 2750000132

Acres: 23.0

Lots (for subdiv): 4

Units (multi-fam./Concept Plans): -

Zoning: DI-GO

Misc notes: Subdivision preliminary plat for the Benefitfocus campus.

☒ new BP approval tracking

City Project ID #: 150518-FairchildSt-1

City Project ID Name: TRC_PP:FairchildStreetSubdivision

Submittal Review #: 1ST REVIEW - SUBDIV

Board Approval Required:

Owner: DIEC II, LLC

Applicant: HMS, INC.

843-532-3096

Contact: CHAD COLMAN

chad.colman@hollandplace.net

RESULTS: Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

Site plans and subdivisions are reviewed by the following: Dept of Planning, Preservation Sustainability, Zoning Division, GIS Division, Engineering Division, Engineering MS4, Dept of Parks, Dept of Traffic Transportation, Fire Dept and ADA/Legal Division. Individuals with questions concerning the above items should contact Tim Keane, TRC Chair and Director of the Department of Planning, Preservation and Sustainability at Innovation at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 75 Calhoun Street, Charleston County School District Building, Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except weekends and holidays.